COMMERCIAL REAL ESTATE

±2.87 Acres for Redevelopment

KERNERSVILLE, NC 27284

±2.87 ACRES ON HIGHWAY 66

FOR SALE



Located on Highway 66 in Kernersville, NC this ± 2.87 acre site offers tremendous visibility from Business 40. The property has access from the highway and is mere feet from a signalized corner and the Exit 15 ramp. A prime redevelopment opportunity for a variety of users.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Tommy Adams

- E Tommy@LTPcommercial.com
- M 828.719.0738
- P 336.724.1715

LT

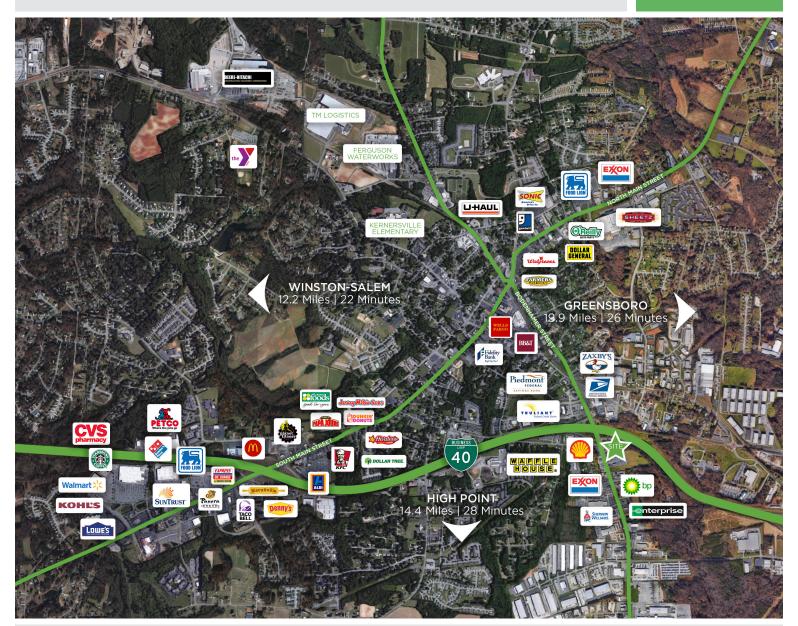
COMMERCIAL REAL ESTATE

±2.87 Acres for Redevelopment

KERNERSVILLE, NC 27284

±2.87 ACRES ON HIGHWAY 66

FOR SALE



TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Tommy Adams

Tommy@LTPcommercial.com

COMMERCIAL REAL ESTATE

±2.87 Acres for Redevelopment

KERNERSVILLE, NC 27284

±2.87 ACRES ON HIGHWAY 66

FOR SALE

KEY FACTS

60,162

Population



Average Household Size 41.9

Median Age

\$66,351

Median Household Income **EDUCATION**

7%

No High School Diploma



28% High School Graduate



Some College



Bachelor's/Grad/Prof Degree

BUSINESS



2,130
Total Businesses



25,791
Total Employees

EMPLOYMENT

666666666667%

White Collar



Blue Collar



Services

20%

13%

Ur

Unemployment Rate

INCOME



\$66,351

Median Household Income



\$33,631

Per Capita Income



\$143,533

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (17.9)

The smallest group: \$200,000+ (4.8)

The citient at a ab. de of.	000 (110)		
Indicator A	Value	Difference	
<\$15,000	8.4	-5.5	
\$15,000 - \$24,999	7.9	-2.8	
\$25,000 - \$34,999	8.0	-1.5	
\$35,000 - \$49,999	12.7	-1.1	
\$50,000 - \$74,999	17.8	+1.2	
\$75,000 - \$99,999	16.3	+3.7	
\$100,000 - \$149,999	17.9	+5.4	
\$150,000 - \$199,999	6.2	+1.4	
\$200,000+	1.8	-0.8	

5 MILE DEMOGRAPHICS

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Tommy Adams

Tommy@LTPcommercial.com

COMMERCIAL REAL ESTATE

±2.87 Acres for Redevelopment

KERNERSVILLE, NC 27284

±2.87 ACRES ON HIGHWAY 66

FOR SALE

2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,133	28,158	60,162
TOTAL HOUSEHOLDS	2,434	12,142	24,154
AVERAGE HOUSEHOLD INCOME	\$47,380	\$76,924	\$83,690

PROPERTY DETAILS									
Address	705 S Highway 66, Kernersville, NC 27284								
Property Type	Land	Property Subtype	Residential/Commercial	Acres	2.87				
Electrical	Yes	Water/Sewer	Yes	Telecommunications	Yes				
TAX INFORMATION									
Zoning	HBRS12	Tax PIN	6886-61-2310						
PRICING & TERMS									
Sales Price	\$1,250,000								

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

- ±2.87 acre site zoned for commercial or residential development
- Located on Highway 66 in Kernersville, NC
- Tremendous visibility from Business 40
- Prime redevelopment opportunity for a variety of users
- Sales Price: \$1,250,000

